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UNITED STATES BANKRUPTCY COURT 2002 JUN -5 PM 2:42
FOR THE DISTRICT OF SOUTH CAROLINA

U.S. BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

IN RE:

CHARLESTON CONSTRUCTION
COMPANY, LLC,

Debtor.

Bankruptcy Case No.: 02-00746-W
Chapter 7

TO: All Creditors and Parties in Interest

**NOTICE AND APPLICATION FOR SALE OF PROPERTY
FREE AND CLEAR OF LIENS**

YOU ARE HEREBY NOTIFIED that the Trustee in this case is applying for approval to sell the property of the debtor's estate described below free and clear of all liens and encumbrances according to the terms and conditions stated below.

TAKE FURTHER NOTICE that any response, return and/or objection to this application, should be filed with the Clerk of the Bankruptcy Court no later than 20 days from service of the motion/application and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this application unless a response, return and/or objection is timely filed and served, in which case, the Court will conduct a hearing on **July 11, 2002 at 1:30 o'clock p.m.** in the United States Bankruptcy Court, 145 King Street, Room 225, Charleston, South Carolina. No further notice of this hearing will be given.

TYPE OF SALE: Private Sale

PROPERTY TO BE SOLD: Lot 98, Autumn Glen Subdivision, Richland County, SC, TMS# 23103-12-025 AND Lot 99, Autumn Glen Subdivision, Richland County, SC, TMS# 23103-12-024

NOTICE: THE TRUSTEE IS SELLING THE ABOVE-REFERENCED PROPERTY "AS IS," WITH NO WARRANTIES WHATSOEVER. THE BUYER AGREES TO RECEIVE THE PROPERTY WITH ALL FAULTS. THE TRUSTEE MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE PROPERTY, AND SPECIFICALLY EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY AND ANY IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR USE. PROPERTY TO BE CONVEYED BY QUIT CLAIM DEED.

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THE BUYER HAS BEEN GIVEN THE OPPORTUNITY TO EXAMINE THE PROPERTY BEFORE SIGNING ANY CONTRACT OR SUBMITTING A BID TO PURCHASE THE PROPERTY, AND TO PERFORM SUCH TESTING, IF APPLICABLE, TO DETECT POSSIBLE LATENT DEFECTS.

PRICE: \$24,000.00 (cash or certified funds)

APPRAISAL VALUE: \$24,000 per Trustee's realtor

NAME OF BUYER: CONSTRUCTION MANAGEMENT CONCEPTS, INC. or its assigns
78 Mallet Hill Road
Columbia, SC 29223

This Buyer has no known adverse interest in this case or with any parties involved in the case, including the Chapter 7 Trustee and the U.S. Trustee's office. The Buyer is not related to the Debtor and is not a creditor of the Debtor. The Trustee believes that Buyer is a good faith purchaser for value as defined by 11 U.S.C. §363(m).

PLACE, DATE AND TIME OF SALE: The sale shall take place as soon as possible after final Bankruptcy Court approval at a date, place and time to be agreed upon by the parties.

SALES AGENT/AUCTIONEER/BROKER/ETC.: Jackson L. Cobb, 1126 Pine Croft Drive, West Columbia, SC 29170; (803) 794-5152; contact this Realtor with questions concerning the sale.

EXPENSES OF SALE: Normal seller's closing costs including deed preparation, pro-rated real property taxes and deed stamps estimated to be \$750.00.

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER/ETC.: \$2,400.00 = ten(10%) percent of the gross sales proceeds. Please note that this amount may increase if the sales price increases.

ESTIMATED TRUSTEE'S COMPENSATION: Reasonable compensation in an amount to be determined by the Court (but not to exceed the limits set in 11 U.S.C. §326(a)), estimated to be \$3,150.00.

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY:

This sale is free and clear of all liens, judgments and other encumbrances. Richland County real property taxes are a lien against the real property and shall be pro-rated through the date of closing. There was a disputed lien held by Shenandoah Holdings, Ltd against this property recorded in Richland County, South Carolina in Book 00586 at Page 0382. A Satisfaction of Lost Mortgage has been executed and is being filed in said county.

The Trustee is informed and believes that there are no other liens, judgments or encumbrances against this real property. To the extent that such undisclosed interests exists, they are disputed and shall attach to the net sales proceeds.

The sale of this real property is subject to all properly recorded easements, rights of way, covenants, restrictions or other similar agreements or documents.

DEBTOR'S EXEMPTION: N/A

PROCEEDS ESTIMATED TO BE PAID TO ESTATE: \$20,850.00

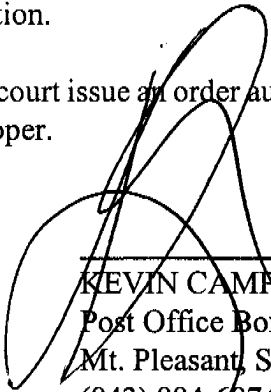
Applicant is informed and believes that it would be in the best interest of the estate to sell said property by private sale. Applicant also believes that the funds to be recovered for the estate from the sale of said property justify its sale and the filing of this application.

The Court may consider additional offers at any hearing held on this notice and application for sale. The Court may order at the hearing that the property be sold to another party on equivalent or more favorable terms.

Applicant requests that the ten (10) day stay pursuant to Fed.R.Bankr.P. 6004(g) be waived in this matter and that upon the entry of the Order the Trustee be allowed to immediately enforce and implement the terms of said Order.

The Trustee may seek appropriate sanctions or other similar relief against any party filing a spurious objection to this notice and application.

WHEREFORE, applicant requests the court issue an order authorizing sale of said property and such other and further relief as may be proper.



KEVIN CAMPBELL, TRUSTEE
Post Office Box 684
Mt. Pleasant, SC 29465
(843) 884-6874/884-0997(fax)
District Court ID No. 30

Dated this 3rd day of June, 2001.